

In Re:	Case No.:	18-28067
Annette M. Rivera	Chapter:	13
	Judge:	CMG

NOTICE OF PROPOSED PRIVATE SALE

Annette M. Rivera, Debtors, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: 402 E. State Street, Trenton, New Jersey

If an objection is filed, a hearing will be held before the Honorable Christine M. Gravelle on December 7, 2022 at 9:00 a.m. at the United States Bankruptcy Court, courtroom no. 3, Trenton, New Jersey. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 103 S. Fulton Street, Woodbridge, NJ 07095

Proposed Purchaser: Jose Luis Molina Baide and Maria Colon

Sale price: \$460,000

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Robert C. Nisenson, Esq/C21 Alliance Realty/C21 Mack Morris

Amount to be paid: \$2500.00/ \$23,000.00

Services rendered: Real Estate Attorney/Realtors

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Robert C. Nisenson, Esq.

Address: 10 Auer Court, East Brunswick, NJ 08816

Telephone No.: 732-238-8777

In re:
Annette M Rivera
Debtor

Case No. 18-28067-CMG
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-3

User: admin

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Date Rcvd: Nov 10, 2022

Form ID: pdf905

Total Noticed: 17

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 12, 2022:

Recip ID	Recipient Name and Address
db	+ Annette M Rivera, 103 South Fulton Street #2, Woodbridge, NJ 07095-2617
aty	+ Christina J. Pross, Marinosci Law Group, 824 N. Market Street, Ste 901, Wilmington, DE 19801-4908
r	+ C21 Alliance Realty, 867 North Stiles Street, Linden, NJ 07036-4055
517747915	+ Lender Finance Financial Company, 21 Commerce suite 101, Cranford, NJ 07016-3519
519334981	Residential Credit Opportunities Trust VI-A, by its servicer FCI Lender Services Inc., PO BOX 27370, Anaheim, CA 92809-0112
519334982	+ Residential Credit Opportunities Trust VI-A, by its servicer FCI Lender Services Inc., PO BOX 27370, Anaheim, CA 92809-0112, Residential Credit Opportunities Trust V by its servicer FCI Lender Services Inc. 92809-011

TOTAL: 6

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Nov 10 2022 21:06:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Nov 10 2022 21:06:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
cr	Email/Text: kriviera@leadersfc.com	Nov 10 2022 21:04:00	Leaders Financial Company, 21 Commerce Dr, Cranford, NJ 07016
517747912	+ Email/Text: BKMailBayview@bayviewloanservicing.com	Nov 10 2022 21:05:00	Bayview Financial Loan, Attn: Customer Service Dept, 4425 Ponce De Leon Blvd, 5th Floor, Miami, FL 33146-1873
517836096	+ Email/Text: BKMailBayview@bayviewloanservicing.com	Nov 10 2022 21:05:00	Bayview Loan Servicing, LLC, 4425 Ponce de Leon Blvd, 5th Floor, Coral Gables, FL 33146-1839
517747913	+ Email/PDF: acg.coaf.ebn@aisinfo.com	Nov 10 2022 21:23:33	Capital One Auto Finance, Attn: General Correspondence/Bankruptcy, Po Box 30285, Salt Lake City, UT 84130-0285
518997842	+ Email/Text: nsm_bk_notices@mrcooper.com	Nov 10 2022 21:05:00	Community Loan Servicing, LLC, 4425 Ponce De Leon Blvd., 5th Floor, Coral Gable, FL 33146, Community Loan Servicing, LLC, 4425 Ponce De Leon Blvd., 5th Floor, Coral Gable, FL 33146-1839
518997841	+ Email/Text: nsm_bk_notices@mrcooper.com	Nov 10 2022 21:05:00	Community Loan Servicing, LLC, 4425 Ponce De Leon Blvd., 5th Floor, Coral Gable, FL 33146-1839
517747914	+ Email/Text: g2sogasbnkr@southernco.com	Nov 10 2022 21:04:00	Elizabethtown Gas, PO Box 5412, Carol Stream, IL 60197-5412
517907862	+ Email/Text: bankruptcy@pseg.com	Nov 10 2022 21:04:00	PSE&G, Attn: Bankruptcy Dept., PO Box 490, Cranford NJ 07016-0490
517747916	^ MEBN	Nov 10 2022 21:00:42	PSE&G, PO Box 14444, New Brunswick, NJ 08906-4444

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BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Nov 12, 2022

Signature: /s/Gustava Winters**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 10, 2022 at the address(es) listed below:

Name	Email Address
Albert Russo	on behalf of Trustee Albert Russo docs@russotrustee.com
Albert Russo	docs@russotrustee.com
Denise E. Carlon	on behalf of Creditor Bayview Loan Servicing LLC, a Delaware Limited Liability Company dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Elizabeth K. Holdren	on behalf of Creditor Wilmington Savings Fund Society FSB, as Owner Trustee of the Residential Credit Opportunities Trust VI-A eholdren@hillwallack.com, jhanley@hillwallack.com;hwbknj@hillwallack.com;eholdren@ecf.courtdrive.com
John R. Morton, Jr.	on behalf of Creditor Leaders Financial Company ecmail@mortoncraig.com mortoncraigeef@gmail.com
Joseph Gunnar Devine, Jr	on behalf of Creditor COMMUNITY LOAN SERVICING LLC F/K/A BAYVIEW LOAN SERVICING, LLC jdevine@tmppllc.com, kcollins@schillerknapp.com;lgadomski@schillerknapp.com
Kevin Gordon McDonald	on behalf of Creditor Bayview Loan Servicing LLC, a Delaware Limited Liability Company kmcdonald@kmlawgroup.com, bkgroup@kmlawgroup.com
Richard Gerbino	on behalf of Creditor COMMUNITY LOAN SERVICING LLC F/K/A BAYVIEW LOAN SERVICING, LLC rgerbino@schillerknapp.com, kcollins@schillerknapp.com;lgadomski@schillerknapp.com
Richard Gerbino	on behalf of Creditor Residential Credit Opportunities Trust VI-A by its servicing agent FCI Lender Services Inc. rgerbino@schillerknapp.com kcollins@schillerknapp.com;lgadomski@schillerknapp.com
Robert Williams	on behalf of Creditor COMMUNITY LOAN SERVICING LLC F/K/A BAYVIEW LOAN SERVICING, LLC rwilliams@hoflawgroup.com
Robert C. Nisenson	on behalf of Debtor Annette M Rivera r.nisenson@rcn-law.com doreen@rcn-law.com;g2729@notify.cincompass.com;nisensonrr70983@notify.bestcase.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov

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